



CALVERT COUNTY PLANNING COMMISSION

150 Main Street
Prince Frederick, MD 20678
Phone: 410-535-2348 – 301-855-1243
Fax: 410-414-3092

Steven R. Jones
Chair

September 16, 2020

Mr. Robert S. McCord
Secretary
Maryland Department of Planning
301 West Preston Street, Suite 1101
Baltimore, Maryland 21201-2305

Subject: Calvert County Planning Commission 2019 Annual Report

Dear Secretary McCord:

I am pleased to submit to you the Calvert County Planning Commission 2019 Annual Report. This report documents and evaluates growth related changes in development patterns that occurred in our jurisdiction during 2019, as required by the Annotated Code of Maryland, Land Use Article, Title 1-207. The Planning Commission approved the 2019 report at its meeting on September 16, 2020, and this document has been filed with the local legislative body, the Calvert County Board of County Commissioners, by memorandum dated September 16, 2020. A copy of the 2019 Annual Report will also be posted to the county's website for public review.

Please note that the report does not include data from the two municipalities within Calvert County, Chesapeake Beach and North Beach. These municipalities have their own planning and zoning authority, and thus are not subject to Calvert County's Planning and Zoning regulations.

We hope you will find the 2019 report informative. If our staff can be of any additional assistance, please feel free to contact Paul J. Conover, Planning Commission Administrator at 410-535-1600, extension 2727.

Sincerely,

Steven R. Jones, Chair
Calvert County Planning Commission

Enclosure

cc: Mary Beth Cook, Director, Department of Planning & Zoning
Carolyn Sunderland, AICP, Deputy Director, Planning

2019 Calvert County Planning Commission Annual Report

Prepared by the Department of Planning & Zoning staff September 16, 2020



**Annual Report Worksheet
Reporting (Calendar) Year 2019**

Per Section 3.09 of Article 66B
Enacted by SB 280/HB 295 effective June 1, 2009

Prepared by staff for presentation to the Calvert County Planning Commission
for the period January 2019 through December 2019

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Section I: New Residential Permits Issued (Inside and Outside the PFA) (§1-208(c)(1)(i) and (c)(3)(ii))

- (A) In Table 1, New Residential Permits Issued (Inside and Outside the PFA) below, enter the number of new residential building permits issued in calendar year (2019). Enter 0 if no new residential building permits were issued in 2019.

**Table 1: New Residential Permits Issued
Inside and Outside the Priority Funding Area (PFA)**

Residential – Calendar Year 2019	PFA	Non - PFA	Total
# New Residential Permits Issued	336	206	542

Section II: Amendments and Growth Related Changes In Development Patterns (§1-207(c)(1) and (c)(2))

Note: Growth related changes in development patterns are changes in land use, zoning, transportation capacity improvements, new subdivisions, new schools or school additions, or changes to water and sewer service areas.

- (A) Were any new comprehensive plan or plan elements adopted? If yes, briefly summarize what was adopted Y ☒ N ☐

In August 2019, the Calvert County Board of County Commissioners adopted the 2040 Calvert County Comprehensive Plan.

- (B) Were there any amendments to the zoning regulations or zoning map? If yes, briefly summarize each amendment, include a map, or GIS shapefile, if available. Y ☒ N ☐
See Table A. Map included, see Appendix of this report.

- (C) Were there any growth related changes, including Land Use Changes, Annexations, New Schools, Changes in Water or Sewer Service Area, etc., pursuant to of the Land Use Article? If yes, please list or map and provide a description of consistency of internal, state or adjoining local jurisdiction plans Y ☒ N ☐

See Tables:

- B Final Subdivisions Approved & Recorded 2019
- C Final Site Plans Approved & Recorded 2019
- D Summary and Consistency of Calvert County Road Transportation Systems Capacity Improvements 2019
- E Summary and Consistency of Calvert County Public Schools Capacity Improvements 2019
- F Summary and consistency of Calvert County Public Facilities, Safety & Utilities, Capacity Improvements 2019
- G Summary and consistency of Calvert County Water and Sewer Capacity Improvements, 2019

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(D) Did your jurisdiction identify any recommendations for improving the planning and development process within the jurisdiction? If yes, please list. Y ☒ N ☐

- A. Delegate authority to PCA to grant one year extensions for Category I Site Plan.**
- B. Established a project hold policy with the Development Review Section.**

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TABLE A - SUMMARY OF ZONING REGULATIONS AND ZONING MAP AMENDMENTS						
REF. NO.	AMENDMENT CASE NO.	TITLE/ DESCRIPTION	PLANNING COMMISSION FINDING OF CONSISTENCY	PUBLIC HEARING DATE	P.C. RESOLUTION NUMBER	BOCC APPROVAL, ORDINANCE ADOPTION DATE & RECORDATION REFERENCE
1.	TA 19-01	Permit the sale of recreational vehicles in the Light Industrial (I-1) zoning district	04/17/19	06/04/19	PCR 19-02	Res. No. 17-19 06/12/19 KPS 58/257
2.	TA 19-02	Correct numbering error in sign regulations	04/17/19	06/04/19	PCR 19-03	Res. No. 18-19 6/12/19 KPS 58/263
3.	TA 19-03	Permit alcohol sales for events held on farm breweries, farm distilleries and farm wineries	08/21/19	11/19/19	PCR 19-06	Res. No. 28-19 08/21/19 KPS 59/1
4.	TA 19-04	Change conceptual site plan review from optional to mandatory	10/16/19	1/28/2020	PCR 20-02	Res. No. 14-20 6/9/2020 KPS 61/3
5.	MA 19-01	Rezoning Tax Map 18 P/O Parcels 234 & 84 on Hunting Creek Rd. (rezone 2.6 acres from Neighborhood to Mixed Use District in Huntingtown Town Center)	8/21/19	11/19/19	PCR 19-05	Res. No. 39-19 11/21/19 KPS 59/300
6.	MA 19-02	Rezoning Tax Map 18 Parcel 235 on Old Town Rd. (rezone 9.8 acres from Neighborhood to Mixed Use District in Huntingtown Town Center)	8/21/19	11/19/19	PCR 19-07	Res. No. 40-19 11/21/19 KPS 59/304
7.	HD 2019-01	Historic District Designation – Little Place Tax Map 11, Parcel 19 52.51 Acres	4/17/19	06/04/19	N/A	Res. No. 16-19 06/12/19 KPS 58/254
8.	HD 2019-02	Historic District Designation – Resthaven Farm Silo at Emerald Cove Tax Map 30, Parcel 243 1868 sq. ft.	10/16/19	12/18/19	PCR 19-05	Res. No. 38-19 11/21/19 KPS 59/297

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TABLE B – FINAL SUBDIVISIONS APPROVED & RECORDED, 2019										
REF. NO.	SUB. NO. & NAME	PAR. NO.	NO. OF LOTS	GROSS AC.	LOT AC. (NET)	OPEN SPACE	RESIDUE AC.	PFA	ADDRESS	REC. REF.
Major Subdivisions - Residential										
1.	SD 00-16A/SDFP 2019-024 Oakland Hall, Phase Four A	P. 25 TM 27	30	61,358	19,438	38,959	0	No	S. Solomons Island Rd., Prince Frederick	KPS 5/496-501
2.	SD 2017-0048/SDFP 2019-026 Calvert Hills 350 Radio Road	Parcels 16, 84, 354, 355 & 398 TM 24	4	22.566	15.61	0	0	Yes	350 Radio Drive, Prince Frederick	KPS 6/13-15
3.	SDFP 2019-027 Florence Cheng Lam 360 and 350 Swaggers Point Road	P. 511 TM 44	2	3.320	3.246	0	0	Yes	350 & 360 Swaggers Point Rd. Solomons	KPS 6/8
Minor Subdivisions – Residential										
1.	MSD14-1062/MSDFP 2018-063 Virginia Lore, Avondale	P. 86 TM 44B	4	0.809	0.567	0	N/A	Yes	Corner of Calvert St. and C Street Solomons	03/15/19 KPS 5/481
2.	MSD 2017-0086/MSDFP 2018-067, Timber Hills, Lot 1	P. 28 TM 19	1	105.82	25.01	0	80.81	No	1665 Wilson Road, Huntingtown	08/19/19 KPS 6/2
3.	MSD 2017-0087/MSDFP 2018-066 Vaughan Murray 18-Property	P. 211 TM 31	1	36.1	3.16	0	32.81 Buildable Residue	No	1610 and 1580 Grays Road Prince Frederick	5/17/19 KPS 5/487
4.	MSDFP 2018-069, Firestone Farm	P. 51 & P. 449 TM 11	6	125.81	125.05	0	0	No	415 Pushaw Stations Rd. Sunderland	8/19/19 KPS 6/4-7
Sub-Total (Minors)			12	269	154	0	114			
Sub-Total (Majors)			36	61,384	19,457	38,959	0			
TOTALS			48	61,652	19,611	38,959	114			

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TABLE C – FINAL SITE PLANS APPROVED & RECORDED, 2019

REF. NO.	SITE PLAN NO./NAME	TAX MAP/ PARCEL NO.	LOCATION	FINAL APPROVAL DATE	TOTAL GROSS LOT/ PARCEL SIZE IN ACRES	TOTAL LOT SIZE (NET) ACRES	TOTAL BUILDING SQ. FT. APPROVED (GROSS)	PFA
1.	SPR 2017-266 Calvert Hills Calvert Hills, Phase I	Parcels 16, 74, 354, 355, 398, 201, 346, 350, 355 & 405 TM 24	350 Radio Dr., Prince Frederick	11/07/19	23	22	42,800	Yes
2.	SPR 16-541999 Buckingham Outdoor Storage, Lot 2 Dunkirk	P. 497, Lot 2 TM 11	Keith Ln., Owings	5/3/19	1	1	0	No
3.	SPR 2018-279, Patriot Construction, 3240 Ferry Landing Rd.	P. 424 TM 6	3240 Ferry Landing Rd., Dunkirk	1/11/19	2	1.7	13,366	Yes
4.	SPR 2018-284 Dominion Maintenance Bldg & Parking Garage, Cove Point Rd.	P. 145 TM 43	2100 Cove Point Rd., Lusby	5/8/19	1,017	1015	87,435	No
5.	SPR 2018-285 Maryland Self Storage Units, 8400 Nursery Rd., Lusby	P. 65 TM 35	8400 Nursery Rd., Lusby	8/23/19	8	7.7	12,836	No
6.	SPR 2019-293 Panda Express 815 Prince Frederick Blvd. Prince Frederick	P. 718 TM 24	815 N. Prince Frederick Blvd., Prince Frederick	12/24/19	23	22.9	2,300	Yes

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TABLE C – FINAL SITE PLANS APPROVED AND RECORDED, CON'T.								
REF. NO.	SITE PLAN NO./NAME	TAX MAP/ PARCEL NO.	LOCATION	FINAL APPROVAL DATE	TOTAL GROSS LOT/ PARCEL SIZE IN ACRES	TOTAL LOT SIZE (NET) ACRES	TOTAL BUILDING SQ. FT. APPROVED (GROSS)	PFA
7.	SPR 2017-243 Mt. Hope Salt Dome	P. 535 TM 11	300 Pushaw Station Rd., Sunderland	3/8/19	11	10.9	111	No
8.	SPR 2018-276 Ward Farm Rec and Nature Park	P. 54 TM 6	10455 Ward Rd., Dunkirk	4/24/19	169	168.9	2,967	No
9.	SPR 2018-278 Taco Bell 10090 Dunkirk Way	P. 472 TM 6	10090 Dunkirk Way, Dunkirk	2/11/19	15	14.9	2,090	Yes
10.	SPR 2018-282 Anne Marie Gardens	P. 389 TM 44	13480 Dowell Rd., Dowell	2/15/19	29	29	N/A	No
11.	SPR 2018-287 Lash Bartenders 2990 Parkers Creek Road, Port Republic	P. 116 TM 28	2990 Parkers Creek Rd., Port Republic	5/24/19	1	1	N/A	No
12.	SPR 2018-288 St. Leonard Water Storage Tank	P. 50 TM 31	5370 St. Leonard Rd., St. Leonard	9/24/19	1	0.9	192	No
TOTAL					1300	1296	164,097	n/a

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TABLE D – CONSISTENCY OF CALVERT COUNTY TRANSPORTATION SYSTEMS CAPACITY IMPROVEMENTS WITH ADOPTED PLANS, 2019								
REFERENCE NO.	PROJECT/DESCRIPTION	CONSISTENT WITH OTHER PROJECTS	CONSISTENT WITH RECOMMENDATIONS FROM LAST ANNUAL REPORT	CONSISTENT WITH LOCALLY ADOPTED PLANS	CONSISTENT WITH ADOPTED PLANS OF ALL ADJOINING JURISDICTIONS	ANY ADOPTED PLANS OF STATE/LOCAL JURISDICTIONS WITH RESPONSIBILITY FOR FINANCING/CONSTRUCTING IMPROVEMENTS TO	PFA	ON-GOING FROM 2018
1.	Barstow Rd. Leitches Wharf Rd, Prince Frederick – Reconstruct this intersection to improve site distance and correct other safety deficiencies.	Consistent: Supports Transportation & Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendation	Consistent with CCCP & CCTP	Not Applicable No Impact	No - Local	Yes	Yes
2.	Little Cove Point Road Extended/ Bunkhouse – Complete extension of Little Cove Point Road 150 Ft. to Bunkhouse Rd.	Consistent: Supports Transportation & Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendations	Consistent with CCCP & CCTP	Not Applicable No Impact	No - Local	Yes	No
3.	Prince Frederick Loop Road & Traskers Blvd. – Improve the intersection at Traskers & Prince Frederick Blvd.	Consistent: Supports Transportation & Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendation	Consistent with CCCP, CCTP & PFMP&ZO	Not Applicable No Impact	No – Local	Yes	No

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TABLE D – CONSISTENCY OF CALVERT COUNTY TRANSPORTATION SYSTEMS CAPACITY IMPROVEMENTS WITH ADOPTED PLANS, 2019								
REFERENCE NO.	PROJECT/DESCRIPTION	CONSISTENT WITH OTHER PROJECTS	CONSISTENT WITH RECOMMENDATIONS FROM LAST ANNUAL REPORT	CONSISTENT WITH LOCALLY ADOPTED PLANS	CONSISTENT WITH ADOPTED PLANS OF ALL ADJOINING JURISDICTIONS	ANY ADOPTED PLANS OF STATE/LOCAL JURISDICTIONS WITH RESPONSIBILITY FOR FINANCING/CONSTRUCTING IMPROVEMENTS TO	PFA	ON-GOING FROM 2018
4.	Skidders Turn Road – Upgrade and widen road to meeting minimum safety standards	Consistent: Supports Transportation Infrastructure Improvement Objectives & Actions for All Plan	Consistent: No Recommendation	Consistent with the CCCP, CCTP & ZO	No Applicable No Impact	No - Local	No	No

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TABLE E – CONSISTENCY OF CALVERT COUNTY PUBLIC SCHOOLS CAPACITY IMPROVEMENTS WITH ADOPTED PLANS, 2019								
REFERENCE NO.	PROJECT/DESCRIPTION	CONSISTENT WITH OTHER PROJECTS	CONSISTENT WITH RECOMMENDATIONS FROM LAST ANNUAL REPORT	CONSISTENT WITH LOCALLY ADOPTED PLANS	CONSISTENT WITH ADOPTED PLANS OF ALL ADJOINING JURISDICTIONS	ANY ADOPTED PLANS OF STATE/LOCAL JURISDICTIONS WITH RESPONSIBILITY FOR FINANCING/CONSTRUCTING IMPROVEMENTS TO IMPLEMENT LOCAL PLANS	PFA	Ongoing from 2018
1.	Northern Middle School, 2954 Chaneyville Road, Owings	Consistent: Supports Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendation	Consistent with CCCP & CCPSCMP	Not Applicable, No Impact	Yes – State, Approx. 45% of Total Project Budget	No	No
Project Description: Design and construction of a sewer treatment plant in 2019-2020. New construction/renovation of facility to fulfill need for additional instruction space and modernization to begin in 2022-2023.								
2.	Northern High School, 2950 Chaneyville Road, Owings	Consistent: Supports Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendation	Consistent with CCCP & CCPSCMP	Not Applicable, No Impact	Yes – State, Approx. 81% of Total Project Budget	Yes	No
Project Description: Replacement of the existing 197,000 sq. ft. building (except auditorium and gymnasium) with a new building consisting of 212,000 sq. ft., for 1,440 student capacity. LEEDS Architecture/Design completed in 2016, with construction to begin in 2017. Construction on-going. Estimated completion date is 2020.								

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TABLE F – CONSISTENCY OF CALVERT COUNTY PUBLIC FACILITIES, SAFETY & UTILITIES, CAPACITY IMPROVEMENTS WITH ADOPTED PLANS, 2019								
REFERENCE NO.	PROJECT	CONSISTENT WITH OTHER PROJECTS	CONSISTENT WITH RECOMMENDATIONS FROM LAST ANNUAL REPORT	CONSISTENT WITH LOCALLY ADOPTED PLANS	CONSISTENT WITH ADOPTED PLANS OF ALL ADJOINING JURISDICTIONS	ANY ADOPTED PLANS OF STATE/LOCAL JURISDICTIONS WITH RESPONSIBILITY FOR FINANCING/CONSTRUCTING IMPROVEMENTS TO IMPLEMENT LOCAL PLANS	PFA	Ongoing from 2018
1.	Linda R. Kelly Animal Shelter, Hallowing Pt. Rd., Prince Frederick	PC approved site plan, SPR 16-541002, as consistent on 01/18/17	Consistent: No Recommendation	Consistent with CCCP	Not Applicable No Impact	No – Local public/private partnership with Marrick Properties to lease a facility with option to acquire after three years.	N/A	Yes
Project Description: A new shelter built in 2018 to include 14,850 sq. ft. of improvements. Project to be completed in 2018-2019.								
2.	Prince Frederick Volunteer Fire Department, 755 Solomons Island Road, Prince Frederick	Consistent: Supports Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendation	Consistency between: CCCP, CCTP & PFMP&ZO	Not Applicable No Impact	No - Local	Yes	Yes
Project Description: Replacement and expansion of facility on-site. Planning and design in 2017-2018, with construction pushed back to 2019.								
3.	Solomons Volunteer Rescue Squad & Fire Dept., 13150 H.G. Trueman Rd., Solomons	Consistent: Supports County Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No PC determination at this time	Consistent with CCCP & STCMP&ZO	Not Applicable No Impact	Funding not fully determined yet	Yes	Yes
Project Description: Design and Planning in 2019-2022 or new facility on site. Construction to begin in 2024								

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TABLE F – CONSISTENCY OF CALVERT COUNTY PUBLIC FACILITIES, SAFETY & UTILITIES, CAPACITY IMPROVEMENTS WITH ADOPTED PLANS, 2019								
REFERENCE NO.	PROJECT	CONSISTENT WITH OTHER PROJECTS	CONSISTENT WITH RECOMMENDATIONS FROM LAST ANNUAL REPORT	CONSISTENT WITH LOCALLY ADOPTED PLANS	CONSISTENT WITH ADOPTED PLANS OF ALL ADJOINING JURISDICTIONS	ANY ADOPTED PLANS OF STATE/LOCAL JURISDICTIONS WITH RESPONSIBILITY FOR FINANCING/CONSTRUCTING IMPROVEMENTS TO IMPLEMENT LOCAL PLANS	PFA	Ongoing from 2018
4.	St. Leonard Volunteer Fire Department & Rescue Squad, 200 Calvert Beach Rd., St. Leonard	Consistent: Supports County Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendation	Consistency between: CCCP, CCTP & PFMP&ZO	Not Applicable No Impact	Funding not yet fully determined.	Yes	Yes
Project Description: Design and planning in 2019-2022 for new facility on-site. Construction to begin in 2023								
5.	Calvert Pines Senior Center Expansions, 450 West Dares Beach Rd., Prince Frederick	Consistent: Supports County Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendation	Consistent with CCCP, CCTP & PFMP&ZO	Not Applicable No Impact	Funding not yet fully determined.	Yes	Yes
Project Description: Design for expansion and renovation of senior center for additional housing (senior citizens with financial need) and Office of Aging. Planning and design in 2018-19 with construction to begin in 2020.								
6.	Appeal Landfill Transfer Station, 401 Sweetwater Rd., Lusby	Consistent: Upgrade Underway	Consistent: No Recommendation	Consistent with CCCP & CCSWMP	Not Applicable No Impact	No - Local	No	No
Project Description: Construction of a county-owned facility to collect and store recycling. Feasibility study in 2018, planning and design in 2018-2019 with construction in 2020.								

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TABLE F – CONSISTENCY OF CALVERT COUNTY PUBLIC FACILITIES, SAFETY & UTILITIES, CAPACITY IMPROVEMENTS WITH ADOPTED PLANS, 2019								
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7.	Barstow Convenience Center Upgrade, 350 Stafford Road, Barstow	Consistent	Consistent: No Recommendation	Consistent with CCCP & CCCSWMP	Not Applicable No Impacts	No - Local	No	No
Project Description: Design of existing facility to allow increased capacity. Planning and design in 2016-2017, with construction in 2018-2019.								

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TABLE G – CONSISTENCY OF CALVERT COUNTY WATER & SEWER SYSTEMS, CAPACITY IMPROVEMENTS, WITH ADOPTED PLANS, 2019								
REFERENCE NO.	PROJECT	CONSISTENT WITH OTHER PROJECTS	CONSISTENT WITH RECOMMENDATIONS FROM LAST ANNUAL REPORT	CONSISTENT WITH LOCALLY ADOPTED PLANS	CONSISTENT WITH ADOPTED PLANS OF ALL ADJOINING JURISDICTIONS	ANY ADOPTED PLANS OF STATE/LOCAL JURISDICTIONS WITH RESPONSIBILITY FOR FINANCING/CONSTRUCTING IMPROVEMENTS TO IMPLEMENT LOCAL PLANS	PFA	Ongoing from 2018
1.	Back Creek Loop, Dowell Rd. and Solomons Island Road	Consistent: Supports Solomons Master Plan and Zoning Ordinance Infrastructure Improvement Objectives & Actions	Consistent: No Recommendation	Consistent with CCCP, CCCW&SP & SMP & ZO	Not Applicable No Impact	No - Local	Yes	Yes
Project Description: Install 4,300 linear ft. of water line to connect the Dowell Rd. and Solomons Island Rd. water mains.								
2.	Prince Frederick Blvd. Water Main, Prince Frederick	Consistent: Supports Prince Frederick Master Plan and Zoning Ordinance Infrastructure Improvement Objectives & Actions	Consistent: No Recommendation	Consistent with CCCP, CCCW&SP & PFMP&ZO	Not Applicable No Impact	No - Local	Yes	Yes
Project Description: Install waterline along Prince Frederick Blvd.; between Allnutt Ct. and West Dares Beach Blvd.; between Auto Dr. and Harrow Lane; and along MD 2/4, between Fox Run Shopping Center and Calvert Memorial Hospital. Architect/Engineering in 2016-2017, with construction to begin in 2018-2019.								

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TABLE G – CONSISTENCY OF CALVERT COUNTY WATER & SEWER SYSTEMS, CAPACITY IMPROVEMENTS, WITH ADOPTED PLANS, 2019								
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3.	Cove Point Community Water System, Lusby	Consistent: Supports Public Water System Infrastructure Improvement Objectives & Actions For All Plans	Consistent: No Recommendation	Consistency between: CCCP, CCSW & SP & LTCMP&ZO	Not Applicable No Impact	No - Local	Yes	Yes
Project Description: To extend the system 11,250 linear ft. from the existing waterline fronting Dominion (Cove Point Liquid Natural Gas Terminal) to the existing Cove Point Road. Design in 2017, with construction pushed back to 2021.								
4.	Industrial Park Water Station	Consistent: Supports County Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendation	Consistent with CCCP & CCSW & SP	Not Applicable No Impacts	No - Local	No	No
Project Description: Abandon the ground storage tank, decommission the booster pump and replace the current well pumps with higher power pumps which can discharge directly to the water tower. Improvements are necessary where growth is to occur.								

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5.	Solomons Well #3	Consistent: Supports Solomons Master Plan and Zoning Ordinance Infrastructure Improvement Objectives & Actions	Consistent: No Recommendation	Consistency between: CCCP, CCCW&SP & SMP&ZO	Not Applicable No Impact	No – Local	Yes	Yes
<p>Project Description: In the event the county is unable to secure the Cove Point Well, an additional well will need to be constructed to supplement the water supply. A new well of at least 630 gallons per minute will be necessary to meet the projected demands associated with the 10 year proposed conditions.</p> <p>Installation/Construction in 2019-2020.</p>								
6.	St. Leonard Well and Elevated Storage, MD 765, St. Leonard	Consistent: Supports St. Leonard's Master Town Center Master Plan and Zoning Ordinance Infrastructure Improvement Objectives & Actions	Consistent: No Recommendation	Consistent with CCCP, CCCW&SP & SLTCMP	Not Applicable No Impact	Yes – State, MDE – Drinking Water Revolving Loan Fund.	Yes	Yes
<p>Project Description: The county will construct a new well, new 8" water mains and an additional elevated storage tower of 100,000 gallons to: 1) supplement the existing production well, 2) meet current and future demands, 3) ensure proper distribution system pressure, 4) provide for adequate fire suppression reserves, and 5) balance the system supply in coordination with the existing water storage tank. Site acquired in 2015, permit obtained, with design in 2017-2018 and construction in 2019.</p>								

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7.	West Prince Frederick Water Storage Tank, Prince Frederick	Consistent: Supports Public Water System Infrastructure Improvement Objectives & Actions For All Plans.	Consistent: No Recommendation	Consistent with CCCP, CCCW&SP & PFMP&ZO	Not Applicable No Impact	No Local	Yes	Yes
Project Description: Results from a hydraulic analysis of the existing water system indicated the available fire flow in west Prince Frederick needs to be increased. A new 100,000-gallon elevated water storage tank is recommended for west Prince Frederick. Design in 2021, with construction in 2022.								
8.	Cove Point Community Sewer System	Consistent: Supports County Infrastructure Improvement Objectives & Actions for All Plans	Consistent – No Recommendation	Consistent with CCCP, CCW&SP & LTCMP&ZO	Not Applicable No Impact	Funding not yet fully determined.	Yes	Yes
Project Description: Design for expansion and renovation of senior center for additional housing (senior citizens in financial need) and Office on Aging. Planning and design in 2018-19 with construction to begin in 2020.								

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REFERENCE NO.	PROJECT	CONSISTENT WITH OTHER PROJECTS	CONSISTENT WITH RECOMMENDATIONS FROM LAST ANNUAL REPORT	CONSISTENT WITH LOCALLY ADOPTED PLANS	CONSISTENT WITH ADOPTED PLANS OF ALL ADJOINING JURISDICTIONS	ANY ADOPTED PLANS OF STATE/LOCAL JURISDICTIONS WITH RESPONSIBILITY FOR FINANCING/CONSTRUCTING IMPROVEMENTS TO IMPLEMENT LOCAL PLANS	PFA	Ongoing from 2018
9.	Prince Frederick Wastewater Treatment Plant (WTP) #1, Plant Upgrade, 415-715 Sugar Notch Lane, Prince Frederick	Consistent: Supports Public Sewerage System Infrastructure Improvement Objectives & Actions For All Plans	Consistent: No Recommendation	Consistent with CCCP, CCCW&SP & PFMP&ZO	Not Applicable No Impact	Yes - State, MDE Revolving Loan, Estimated 100% of Total Project Budget	Yes	Yes
Project Description: The Prince Frederick WTP #1 will be upgraded to increase capacity and meet more stringent discharge limit requirements. Preliminary Design in 2017-2018, with construction to begin in 2019 or 2020.								
10.	Lusby Pump Station & Collection System, Lusby Town Center, Lusby	Consistent: Supports Public Sewerage System Infrastructure Improvement Objectives & Actions For All Plans	Consistent: No Recommendation	Consistent with CCCP, CCCW&SP & LTCMP&ZO	Not Applicable No Impact	No - Local	Yes	Yes
Project Description: Properties in the Lusby Town Center tie into the Solomons force main to deliver wastewater to the Solomons Waste Water Treatment Plant. The project is to provide an independent delivery system from Lusby to the existing plant, and to provide needed increased capacity. Architect/Engineering services initiated in 2016-2017, with construction in 2019.								

**Annual Report Worksheet
Reporting (Calendar) Year 2019**

TABLE G – CONSISTENCY OF CALVERT COUNTY WATER & SEWER SYSTEMS, CAPACITY IMPROVEMENTS, WITH ADOPTED PLANS, 2019

REFERENCE NO.	PROJECT	CONSISTENT WITH OTHER PROJECTS	CONSISTENT WITH RECOMMENDATIONS FROM LAST ANNUAL REPORT	CONSISTENT WITH LOCALLY ADOPTED PLANS	CONSISTENT WITH ADOPTED PLANS OF ALL ADJOINING JURISDICTIONS	ANY ADOPTED PLANS OF STATE/LOCAL JURISDICTIONS WITH RESPONSIBILITY FOR FINANCING/CONSTRUCTING IMPROVEMENTS TO IMPLEMENT LOCAL PLANS	PFA	Ongoing from 2018
11.	Prince Frederick Pump Station Improvement, Phases 2 & 3, Calvert Towne, South Main Street (MD 765), Hawk Hill Dr., Prince Frederick	Consistent: Supports Public Sewerage System Infrastructure Improvement Objectives & Actions For All Plans	Consistent: No Recommendation	Consistent with CCCP, CCCW&SP & PFMP&ZO	Not Applicable No Impact	No – Local	Yes	Yes
Project Description: Project will replace and upgrade Pump Station #6 for needed additional capacity. Architect/Engineering/Design in 2016, with construction initiated in 2018. Project to extend to 2020.								
12.	Solomons Wastewater Treatment Plant (WTP) & Enhanced Nutrient Removal (ENR) Upgrade, 500 Sweetwater Rd., Solomons	Consistent: Supports Public Sewerage System Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendation	Consistent with CCCP, CCCW&SP & SMP&ZO	Not Applicable No Impact	Yes - State, MDE, Wastewater Revolving Fund Loan, Grant funding for ENR	Yes	No
Project Description: The upgrade will provide for increasing treatment capacity to ENR standards, replacing process components that are failing or undersized. A new laboratory is included to satisfy Maryland Department of Environment requirements for plant discharge limits. Preliminary design in 2018, with construction in 2022-2022.								

**Annual Report Worksheet
Reporting (Calendar) Year 2019**

TABLE G – CONSISTENCY OF CALVERT COUNTY WATER & SEWER SYSTEMS, CAPACITY IMPROVEMENTS, WITH ADOPTED PLANS, 2019								
REFERENCE NO.	PROJECT	CONSISTENT WITH OTHER PROJECTS	CONSISTENT WITH RECOMMENDATIONS FROM LAST ANNUAL REPORT	CONSISTENT WITH LOCALLY ADOPTED PLANS	CONSISTENT WITH ADOPTED PLANS OF ALL ADJOINING JURISDICTIONS	ANY ADOPTED PLANS OF STATE/LOCAL JURISDICTIONS WITH RESPONSIBILITY FOR FINANCING/CONSTRUCTING IMPROVEMENTS TO IMPLEMENT LOCAL PLANS	PFA	Ongoing from 2018
13.	Solomons WWTP – Septage Receiving Upgrades	Consistent: Supports Public Sewerage System Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendation	Consistent with CCCP, CCCW&SP & SMP&ZO	Not Applicable No Impact	Yes - State, MDE, Wastewater Revolving Fund Loan, Grant funding for ENR	Yes	No
Project Description: Major improvements to the Solomons WWTP Septage receiving station. The improved station will be capable of increased receiving capacity with the ability to unload two trucks concurrently.								

Annual Report Worksheet Reporting (Calendar) Year 2019

Section III: Development Capacity Analysis (DCA)(§1-208(c)(iii))

Note: MDP provides technical assistance to local governments in completing a development capacity analyses. Please contact your MDP regional planner for more information.

(A) Has an updated DCA been submitted with your Annual Report or to MDP within the last three years? Y ☒ N ☐

1. If no, explain why an updated DCA has not been submitted, such as, no substantial growth changes, etc.

2. If yes, when was the last DCA submitted? Identify Month and Year:
June 2018

a. Was the DCA shared with the local School Board Facilities Planner? Y ☒ N ☐

(B) Using the most current DCA available, provide the following data on capacity inside and outside the PFA in *Table 2, Residential Development Capacity (Inside and Outside the PFA)*:

Table 2: Residential Development Capacity (Inside and Outside the PFA) *

Parcels & Lots w/ Residential Capacity	PFA	Non – PFA	Total
Residentially Zoned Acres w/ Capacity			
Residential Parcel & Lots w/Capacity			
Residential Capacity (Units)			

* DCA information will be sent to the Planning Commission in a supplemental package.

Annual Report Worksheet Reporting (Calendar) Year 2019

Section IV: (Locally) Funded Agricultural Land Preservation & Local Land Use Goal (Counties Only) [\(§1-208\(C\)\(1\)iv and v\)](#)

- (A) How many acres were preserved using local agricultural land preservation funding? Enter 0 if no acres were preserved using local funds. Enter value of local program funds, if available.

Table 3: Locally Funded Agricultural Land Preservation

Local Preservation Program Type	Acres	Value (\$)
Example: Transfer of Development Rights	0	N/A
Example: Building Lot Retirement	0	N/A
Example: Land Purchase	0	N/A
Example: Local Land Trust	0	N/A
Example: Easement	0	N/A
Example: Other	0	N/A
Total	0	N/A

- (B) What is the county's established local land use percentage goal?
Calvert County Comprehensive Plan, as amended, has established a minimum preservation goal of 40,000 acres of farm/forest land to be preserved. This equates to approximately 28.6% of Calvert County's total land mass.
- (C) What is the timeframe for achieving the local land use percentage goal?
No timeframe has been established for achieving this benchmark.
- (D) Has there been any progress in achieving the local land use percentage goal?
Progress has been consistently made towards the county's land preservation goal.
- (E) What are the resources necessary for infrastructure inside the PFAs?
Funding resources for infrastructure construction are identified annually in the county's six year Capital Improvement Plan (CIP). The fiscal cycles for the county's CIP begin July 11th and end June 30th.
- (F) What are the resources necessary for land preservation outside the PFAs?
Calvert County addresses preservation in the Comprehensive Plan. The following programs are primarily used for land preservation:
- **Federal Programs:**
 - **Readiness and Environmental Protection Initiative (REPI)**
 - **State Programs:**
 - **Maryland Agricultural Land Preservation Foundation (MALPF)**
 - **Maryland Environmental Trust (MET)**
 - **Rural Legacy Program (RL)**
 - **Calvert's Local Agricultural Land Preservation Program**

Annual Report Worksheet Reporting (Calendar) Year 2019

Section V: Measures and Indicators ([§1-208\(c\)\(1\)](#))

Note: The Measures and Indicators, Section VII, is only required for jurisdictions issuing more than 50 new residential building permits in the reporting year, as reported in Table 1.

Table 4A: Amount of Residential Growth (Inside and Outside the PFA)

Residential – Calendar Year 2019	PFA	Non - PFA	Total
Total # Minor Subdivisions Approved	1	3	4
Total # Minor Subdivision Lots Approved	4	8	12
Total # Minor Subdivision Units Approved	4	8	12
Total Approved Minor Subdivision Area (Gross Acres)	1	268	269
Total Approved Minor Subdivision Lot Area (Net Acres)	1	153	154
Total # Major Subdivisions Approved	2	1	3
Total # Major Subdivision Lots Approved	6	30	36
Total # Major Subdivision Units Approved	6	30	36
Total Approved Major Subdivision Area (Gross Acres)	26	61,358	61,384
Total Approved Major Subdivision Lot Area (Net Acres)	19	19,438	19,457
Total # Units Constructed in Jurisdiction	6	30	36
Total # Units Demolished*	N/A	N/A	N/A
Total # Units Reconstructed/Replaced*	N/A	N/A	N/A

*Not required.

Table 4B: Net Density of Residential Growth (Inside and Outside the PFA)

Residential – Calendar Year 2019	PFA	Non – PFA	Total
Total # Units Approved (Major + Minor Subdivisions)	10	38	48
Total # Approved Lot Area (Major + Minor Subdivisions)	19.6	19,591	19,611

Table 4C: Share of Residential Growth (Inside and Outside the PFA)

Residential – Calendar Year 2019	PFA	Non – PFA	Total
Total # Units Approved (Major + Minor Subdivisions)	10	38	48
% of Total Units (# Units/Total Units)	20%	80%	100%

Annual Report Worksheet Reporting (Calendar) Year 2019

Table 4D: Amount of Commercial Growth (Inside and Outside the PFA)

Commercial – Calendar Year 2019	PFA	Non - PFA	Total
Total Site Plan Area Approved (Gross Acres)	42	1237	1279
Total Building Square Feet Approved (Gross)	60,556	103,542	164,098
Total # New Permits Issued	5	5	10
Total Square Feet Constructed in Jurisdiction (Gross)	60,556	103,542	164,098

Table 4E: Net Density of Commercial Growth (Inside and Outside the PFA)

Commercial – Calendar Year 2019	PFA	Non – PFA	Total
Total Building Square Feet Approved (Gross)	60,556	103,542	164,098
Total Lot Size (Net Acres)	60	1236	1296

Table 4F: Share of Commercial Growth (Inside and Outside the PFA)

Commercial – Calendar Year 2019	PFA	Non – PFA	Total
Total Building Square Feet Approved (Gross)	60,556	103,542	164,098
% of Total Building Square Feet (Building Square Feet/Total Approved Square Feet)	37%	63%	100%

Annual Report Worksheet Reporting (Calendar) Year 2019

Section VI: Adequate Public Facility Ordinance (APFO) Restrictions ([§7-104](#)) (Section VI is only required by jurisdictions with adopted APFOs)

Note: Jurisdictions with adopted APFOs must submit a biennial APFO report. The APFO report is due by July 1 of each even year and covers the reporting period for the previous two calendar years. APFO reports for 2018 and 2019 are due July 1, 2020. However, jurisdictions are encouraged to submit an APFO report on an annual basis.

- (A) What is the type of infrastructure affected? (List each for Schools, Roads, Water, Sewer, Stormwater, Health Care, Fire, Police or Solid Waste.)

Public Roads and Public Schools

- (B) Where is each restriction located? (Identify on a map, including PFA boundary.)

The county's Adequate Public Facilities Ordinance (APFO) was adopted in 1989. An APFO Report for school capacity is prepared twice a year (November and April) to reflect the fall and spring student enrollments. Two municipalities located within the county, Chesapeake Beach and North Beach, are not subject to the county's zoning ordinance and are exempt from the county's APFO regulations. As of November 1, 2019, the following two schools of county's public school districts are deemed inadequate, exceeding 100% of the County's APFO rated capacities for those schools as follows:

Mt. Harmony Elementary 109.0%

Northern High 101.6%

- (C) Describe the nature of what is causing each restriction.

Schools: If the capacity of a school exceeds 100%, the APFO requires that the school district be closed to new residential development; specifically, final subdivision plats for residential development may not be recorded nor may final site plans for residential development be approved, until the overcapacity is reduced below 100%. Reports are generated by county staff in the fall and spring of each school year to verify the capacity status of each school. Residential developments that are age-restricted and non-residential developments are not required to meet APFO requirements for schools prior to final subdivision and/or site plan approval by the Planning Commission.

Roads: A Traffic Impact Analysis (TIA) is required with the submittal of all subdivision and/or site plan applications to determine road capacity in the surrounding area. Based upon the TIA, a Traffic Study may also be required to determine the "Level of Service" for the road system serving the proposed development.

- (D) What is the proposed resolution of each restriction?

Schools: Resolution is obtained when staff verifies there is adequate capacity within a previously closed school district or after a six year wait on the final recording of residential subdivisions or residential site development plans. Redistricting would be another resolution for the elementary schools.

Roads: A Traffic Impact Analysis (TIA) and/or Traffic Study may be required as part of the proposed development project. If a Traffic Study determines that the traffic conditions (Level of Service) for the road serving the project are inadequate, and no road improvements are planned in the county's adopted CIP, then mitigation in the form of road dedication and/or road improvements may be required of the developer to offset the inadequate conditions. The mitigation is determined as part of the review and approval of the project prior to issuance of an APFO Certificate for Roads.

Annual Report Worksheet Reporting (Calendar) Year 2019

(E) What is the estimated date for the resolution of each restriction?

The restriction for Northern High School is anticipated to be resolved with the opening of the new facility. The school remains over capacity at this time. Phase 1, consisting of the classroom building opened in December 2018. Phase 2, consisting of the Administration Building opened in February 2020. The Mary Harrison Center addition was completed in April 2020 and some additional spaces are currently being renovated inside the Harrison Center. Full construction should be completed by summer of 2020.

The restriction for the Mt. Harmony is due in part to the school taking on a higher number of transfer students. Mt. Harmony would have been deemed adequate in this and other reporting periods if no student transfers had occurred.

(F) What is the resolution that lifted each restriction?

School Expansion and Road Improvements. Possibly redistricting for elementary schools.

(G) When was each restriction lifted?

Schools: The restriction will be lifted only when the capacity is reduced to below 100% of capacity, or when the proposed residential development has been restricted from recording final subdivision plats or obtaining final site plan approval for a period of six years.

Roads: The restriction will be lifted only when the roads serving the proposed development are deemed at an adequate Level of Service (with or without additional mitigation/road improvements) by the State Highway Administration and/or Calvert County Department of Public Works. The County does not have the authority to mitigate State Highway.

(H) Additional Information. To help the Sustainable Growth Commission Statewide School Education Committee for School related restrictions:

1. List the State Rated Capacity for each affected facility.

Mt. Harmony Elementary SRC as of November 2019 is 568 with 619 Enrollments.

Northern High School SRC as of November 2019 is 1,463 with 1,486 Enrollments.

From last year to this year, we had changes to the State Rated Capacities at 2 schools (Windy Hill ES and Sunderland ES). The SRCs were changed as follows:

Sunderland ES – was 748. Now is 722. This is simply due to 2 teaching stations that were re-allocated from General Ed to Special Ed.

Windy Hill ES – was 713. Now is 702. This was due to a correction made in the calculation, in the usage of teaching stations.

2. Identify date local School APFO standards were last evaluated or amended.
Adequate Public Facilities Report for Schools – November 1, 2019.

3. Provide a letter from the School Board confirming what actions are being taken by the School Board to remedy each restriction. (This could include a change in State Rated Capacity (SRC); scheduled improvements in the the local Capital Improvement Program (CIP); or redistricting, etc., to address (B) –(G) above.)

The Calvert County School Board has not completed the letter and will forward to the State when finalized.

Annual Report Worksheet Reporting (Calendar) Year 2019

Section VII: Planning Survey Questions (Optional)

The information provided can assist MDP and MDOT staff with identifying potential pedestrian/bicycle projects and project funding.

(A) Does your jurisdiction have a bicycle and pedestrian plan? Y ☐ N ☒

1. Plan name
2. Date Completed (MM/DD/YR)
3. Has the plan been adopted? Y ☐ N ☐
4. Is the plan available online? Y ☐ N ☐
5. How often do you intend to update it? (Every ____ years)
6. Are existing and planned bicycle and pedestrian facilities mapped? Y ☐ N ☐

(B) Does your jurisdiction have a transportation functional plan in addition to your comprehensive plan? Y ☒ N ☐







1. Plan name
2040 Calvert County Transportation Plan
2. Date completed **(06/09/2020)**
3. Has plan been adopted? **Yes 03/20/2020 Resolution 06/09/2020** Y ☒ N ☐
4. Is the plan available online? Y ☒ N ☐
5. How often do you intend to update it? (Every ____ Years)
Every 5 years (mid-term review) and update every 10 years

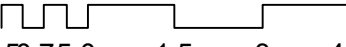
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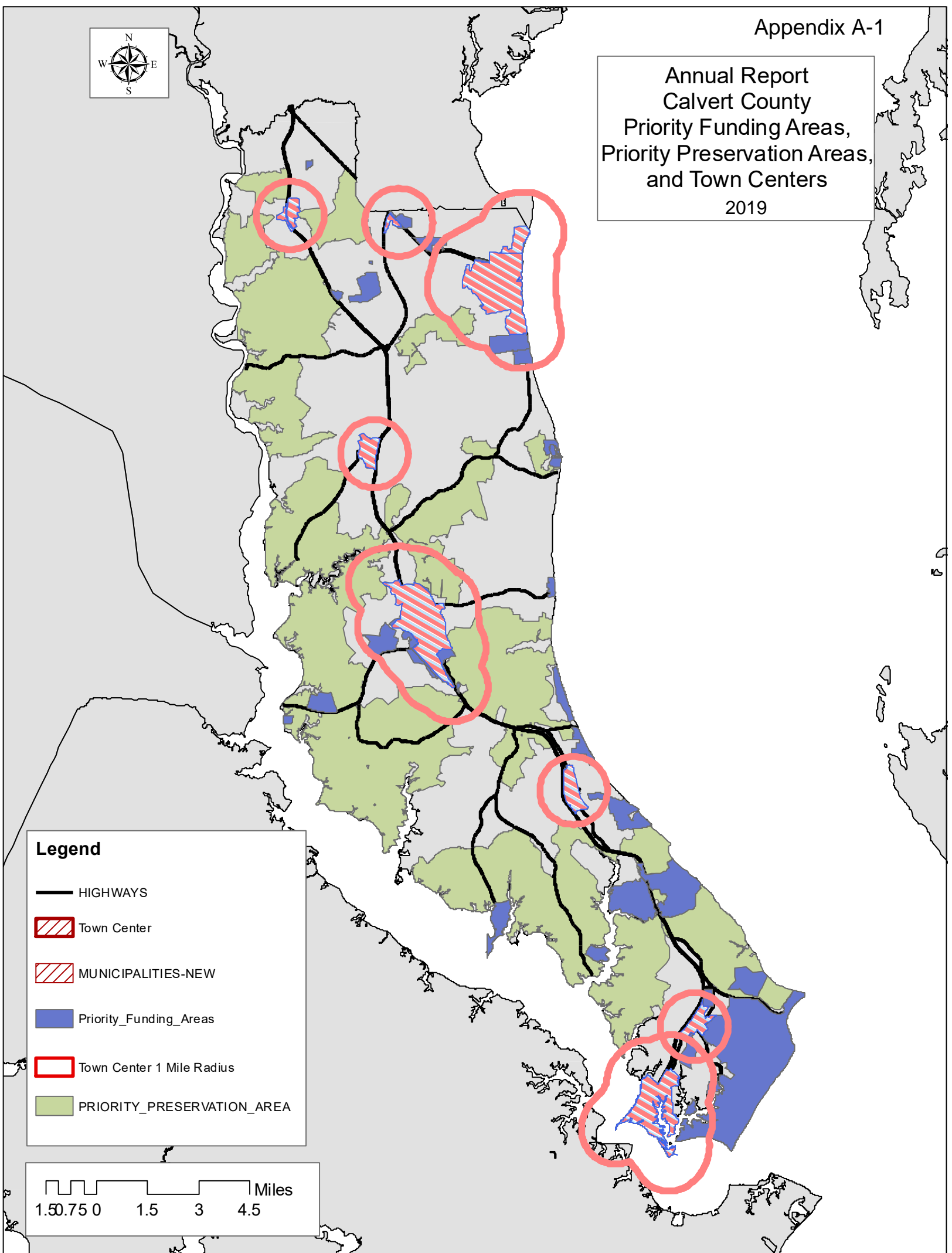
Annual Report
Calvert County
Priority Funding Areas,
Priority Preservation Areas,
and Town Centers
2019



Legend

-  HIGHWAYS
-  Town Center
-  MUNICIPALITIES-NEW
-  Priority_Funding_Areas
-  Town Center 1 Mile Radius
-  PRIORITY_PRESERVATION_AREA

 Miles
1.5 0.75 0 1.5 3 4.5



Calvert County, Maryland
Adequate Public Facilities Regulations for Schools and Roads:
Restrictions on Priority Funding Areas
Biennial Report for June 30, 2020

Adequate Public Facilities Reporting Requirements

As required by the 2009 Smart, Green, Growing Legislation (Planning Visions Bill), local jurisdictions are required to submit a biennial report to the Maryland Department of Planning (MDP) if Adequate Public Facilities (APF) regulations result in a restriction in a Priority Funding Area (PFA). The first such reports were due July 1, 2010; the second cycle of reports was due on July 1, 2012; and so forth for every two years thereafter.

Overview of Adequate Public Facilities for Schools and Roads in Calvert County

Calvert County government initially adopted APF regulations for schools and roads in 1988. Section 7-1.05 of the current Calvert County Zoning Ordinance requires that before the Planning Commission can grant final approval of a residential subdivision or residential development of land (which includes subdivisions and site plans for townhouse, single-family attached, multi-family, and mixed residential developments), the Planning Commission must find that all identified schools and roads are adequate or that roads are programmed to be adequate within in one year.

Schools are deemed adequate if enrollment does not exceed 100 percent rated capacity. Schools may still be deemed adequate if an adopted redistricting results in enrollment projections for the next school year do not exceed 100 percent of rated capacity in any of the schools serving the residential subdivision or residential development. Calvert County's PFAs include the county's seven Town Centers and a dozen Rural Villages. Many of the Rural Villages are residential subdivisions comprised of small lots that were created prior to the county adopting zoning in 1967. In effect, the primary PFAs in Calvert County affected by the APF regulations for schools are the county's Town Centers.

Roads are deemed adequate if applicable county roads and intersections outside of Town Centers maintain a level "C" service rating and inside Town Centers, maintain a level "D" service rating after the full development of the proposed development and all other existing and proposed residential developments and subdivisions within the study area. The Department of Public Works may require a traffic study be performed by a Registered Professional Engineer, which must be written in accordance with written procedures and criteria established by the Department of Public Works and approved by the Calvert County Board of County Commissioners.

If the schools and roads are deemed inadequate, the approval shall be denied. For situations where facilities are not adequate, if an applicant provides improvements to render both schools and roads adequate, then the residential subdivision or residential development shall receive final approval. The Zoning Ordinance limits the delay of final approval of a residential subdivision or residential development to seven years.

Calvert County's APF regulations only apply to new residential projects. APF regulations do not apply to: (1) non-residential projects; (2) age-restricted residential communities; (3) existing residential lots, (4) platted, undeveloped lots, or (5) the county's two municipalities, North Beach and Chesapeake Beach since these two municipalities have their own planning and zoning authority and have not adopted APF regulations.

Adequate Public Facilities for Schools: Impact on Priority Funding Areas

The county prepares reports on APF for schools and presents findings to the Planning Commission in April and November of each year. Per the county's APF reports dated April 2018, November 2018, April 2019 and November 2019, two schools were deemed inadequate during all four reporting periods (Mt. Harmony Elementary and Northern High), and two schools were deemed inadequate for one of the four reporting periods (Beach Elementary and Northern Middle). See Table 1 below.

<u>Table 1: Calvert County: Inadequate Schools During 2018 and 2019</u>				
	April 2018	November 2018	April 2019	November 2019
Beach Elementary	106.0%	N/A	N/A	N/A
Mt. Harmony Elementary	110.1%	110.1%	109.9%	109.0%
Northern Middle	N/A	N/A	100.7%	N/A
Northern High	115.6%	100.4%	101.0%	101.6%

The four school districts in question are in northern Calvert County. The county PFAs affected by schools with inadequate capacity during this period include the Dunkirk, Huntingtown, and Owings Town Centers. (A map showing Calvert County's PFAs is attached)

Historically, Beach Elementary and Northern High have been deemed inadequate each reporting period back to April 2010. The 2019 Educational Facilities Master Plan states that in the FY 2016 Capital Improvement Program, funding was approved for the replacement of Northern High. The new building is expected to be open for students by 2019 and should provide relief to the district's enrollment issues. Adjusting school attendance areas to provide relief for the northern part of the county by taking advantage of available capacity in the southern schools is also a possibility.

The 2019 Educational Facilities Master Plan states that the Board of Education adjusted the geographical attendance areas of Beach Elementary and Windy Hill Elementary to alleviate enrollment issues. In the near future, Beach Elementary will be slated for replacement in the Capital Improvement Program. Planning for the replacement or renovation/expansion of this facility will be requested in the FY 2021 CIP and a feasibility study is scheduled for FY 2020.

Inadequacy at Mt. Harmony Elementary is in part due to the school taking on a high number of transfer students. For instance, in the November 2019 reporting period Mt. Harmony Elementary had a net gain of 94 students due to transfers. Mt. Harmony Elementary would have been deemed adequate in this and other reporting periods if no student transfers had occurred. Beyond the present Capital Improvement forecast, improvements to Northern Middle are planned and a future needs assessment will indicate the scope of those requests.

Adequate Public Facilities for Roads: Impact on Priority Funding Areas

The Department of Public Works reviews the traffic studies for each proposed residential subdivision or residential development. The Department of Public Works can only look at the status of the current roadway system during traffic study reviews. These studies are micro analysis on location by location issues not a broad range planning analysis. The county government does not have the capabilities to look at the long-term planning, forecasting, zoning, trip generation and other factors to determine anticipated deficiencies for roadway segments or to identify the improvements and/or modifications needed to make road segments function adequately in the future. This type of analysis requires planning information on projected land use, zoning, forecasted trends, and potential trip generation as determined by traffic modeling which the Department of Public Works and the Department of Planning & Zoning are not now staffed or equipped to perform or undertake. For the traffic study reviews, the county's methodology considers minimum capacity requirements using the "Highway Capacity Manual" (HMC). The State, however, uses the Critical Lane Methodology," another planning tool which deems many roadways adequate that differ in the results, often less critical than the HMC.

Currently, there are no projects subject to Calvert County's APF regulations that are being delayed due to inadequate roads.

The next report to the Maryland Department of Planning is due by July 1, 2022.

**Annual Report Worksheet
Reporting (Calendar) Year 2019**

Abbreviations for Capacity Improvement Charts, Section II(C), Tables B-G	
BOCC	(Calvert County) Board of County Commissioners
CCCP	Calvert County Comprehensive Plan; adopted August 2019
CCPSCMP	Calvert County Public Schools 5-Year Comprehensive Master Plan; adopted 11/18/2016
CCTP	Calvert County 2040 Transportation Plan; adopted 03/24/20, resolution signed 06/9/2020
CCCSWMP	Calvert County Comprehensive Solid Waste Management Plan, 2019-2028; adopted 8/15/18
CCCW&SP	Calvert County Comprehensive Water and Sewer Plan 2014 Update; adopted 01/13/ 2016
DMP&ZO	Dunkirk Master Plan and Zoning Ordinance; adopted 07/28/1987, last revised 01/03/19
HMP&ZO	Huntingtown Master Plan and Zoning Ordinance; adopted 10/5/1993, last revised 01/03/19
LTCMP&ZO	Lusby Town Center Master Plan and Zoning Ordinance; adopted 01/08/2002, last amended 01/03/19
MDE	Maryland Department of the Environment
OTCMP&ZO	Owings Town Center Master Plan and Zoning Ordinance; adopted 06/27/2000, last amended 01/03/19
PFMP&ZO	Prince Frederick Master Plan and Zoning Ordinance; adopted 07/11/1989, last amended 01/03/19
STCMP&ZO	Solomons Town Center Master Plan and Zoning Ordinance; Master Plan adopted 08/25/2009, Zoning Ordinance effective date (adopted) 09/22/2009, and last amended 01/03/19
SLMP	St. Leonard Master Plan; Effective Date (Adopted) 11/26/2013
SLZO	St. Leonard Zoning Ordinance; Adopted 09/19/1995, last amended 01/03/19
TAP	Maryland Department of Transportation/Transportation Assistance Program

**Annual Report Worksheet
Reporting (Calendar) Year 2019**

Appendix A-4

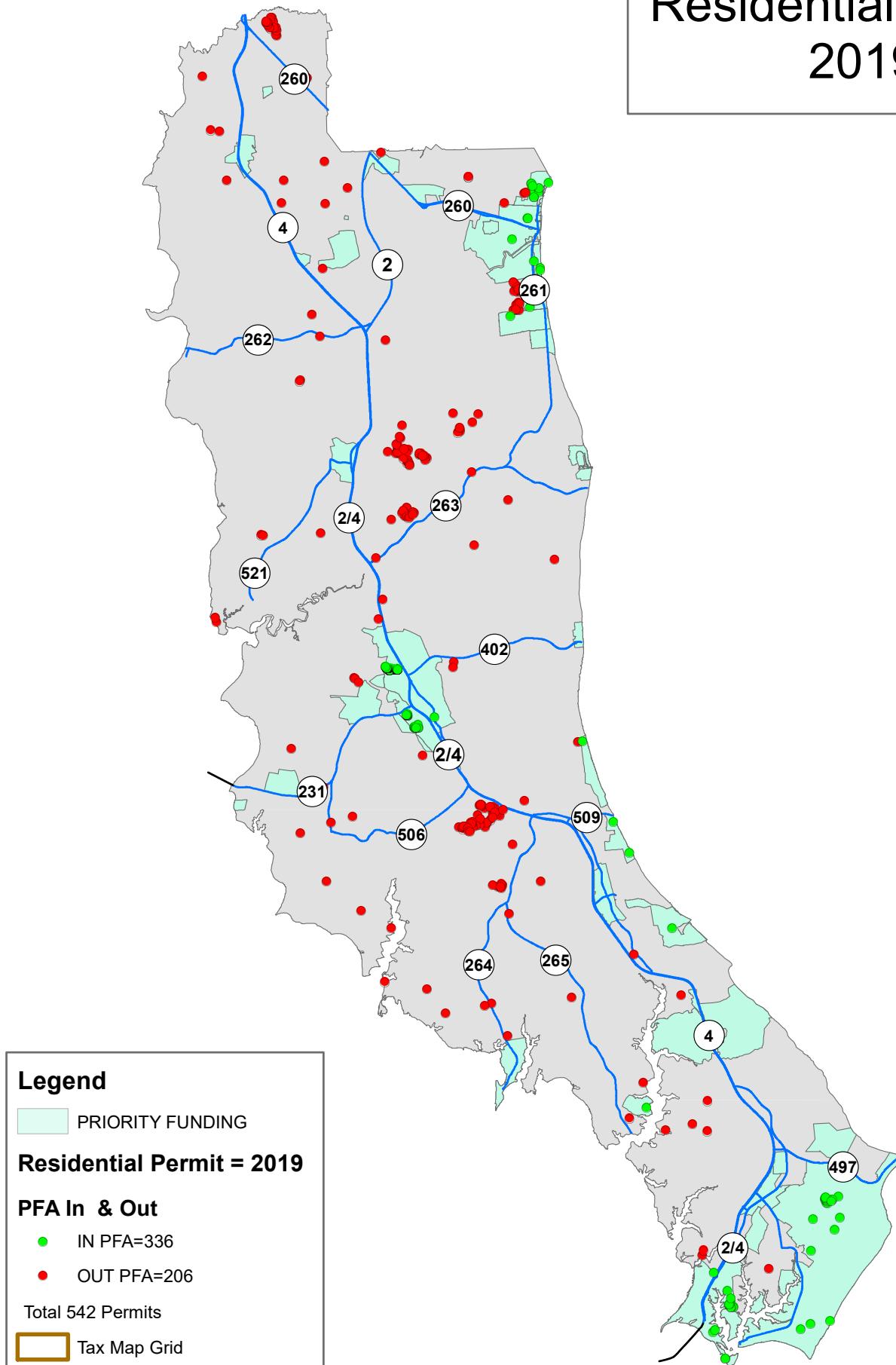
Table of Contents for Maps		
Attachment	Subject	Section
A	Residential	(Section I)
B	Text Amendments *	(Section II)
C	Map Amendments *	(Section II)
D	Subdivisions Approved	(Section II)
E	Residential and Non-Residential Site Plans Approved	(Section II)
F	Transportation Improvement Projects	(Section II)
G	Public School Improvement Projects *	(Section II)
H1 – H3	Public Facilities, Safety & Utilities Improvements H1 – Water Projects H2 – Sewer Projects H3 – Public Facilities and Safety Projects *	(Section II)
I - L	Adequate Public Facilities Ordinance Restrictions	(Section VI)

* Maps will be sent to the Planning Commission in a supplemental package.



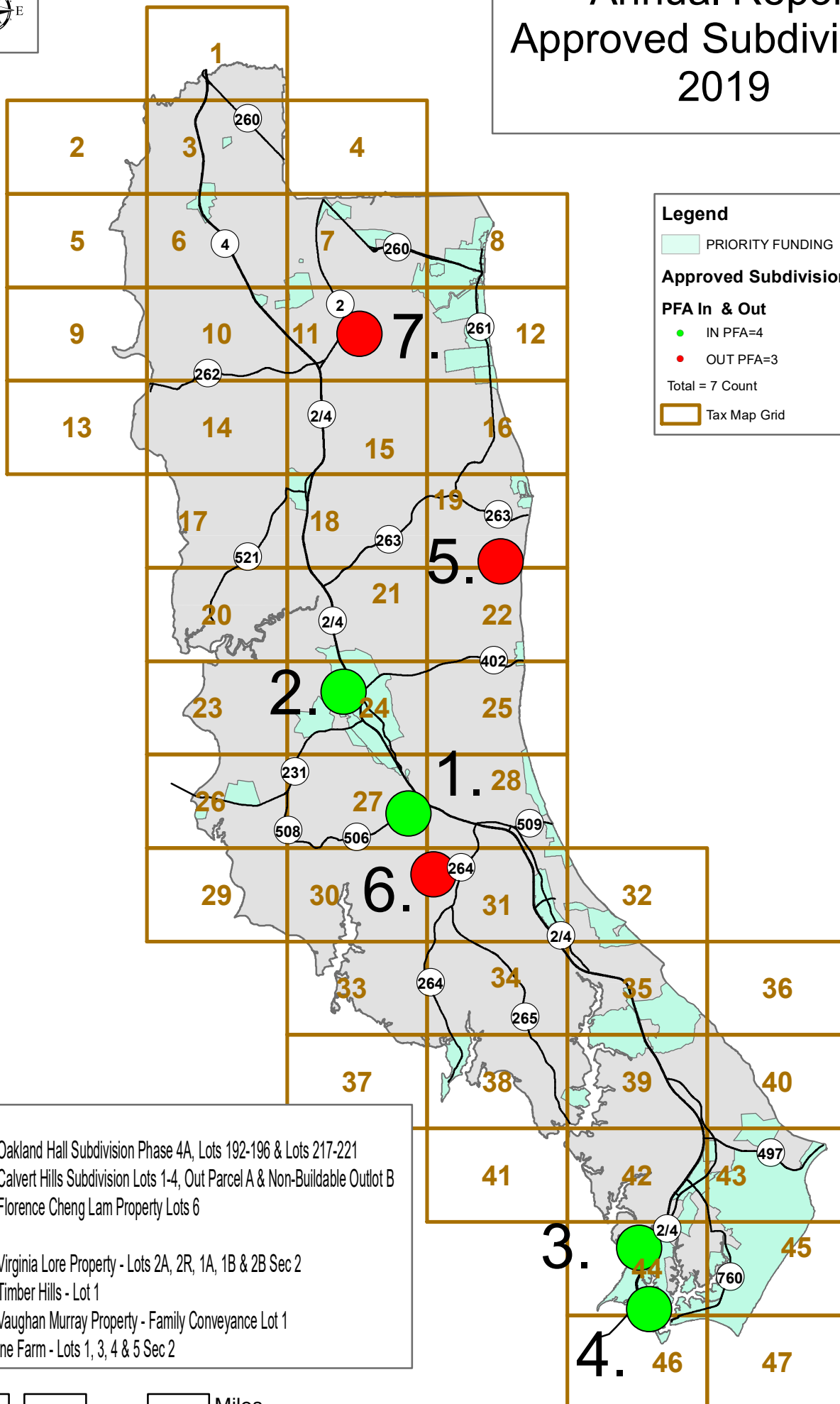
MAP A

Annual Report Residential Permits 2019



1.5 0.75 0 1.5 3 4.5 Miles

Annual Report Approved Subdivisions 2019

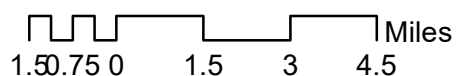


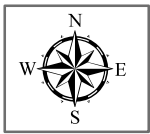
MAJOR

1. Major-Oakland Hall Subdivision Phase 4A, Lots 192-196 & Lots 217-221
2. Major-Calvert Hills Subdivision Lots 1-4, Out Parcel A & Non-Buildable Outlot B
3. Major-Florence Cheng Lam Property Lots 6

MINOR

4. Minor-Virginia Lore Property - Lots 2A, 2R, 1A, 1B & 2B Sec 2
5. Minor-Timber Hills - Lot 1
6. Minor-Vaughan Murray Property - Family Conveyance Lot 1
7. Firestone Farm - Lots 1, 3, 4 & 5 Sec 2





MAP E

Annual Report Approved Site Plans Residential & Non-Residential 2019

Legend

PRIORITY FUNDING

Site Plans = 2019

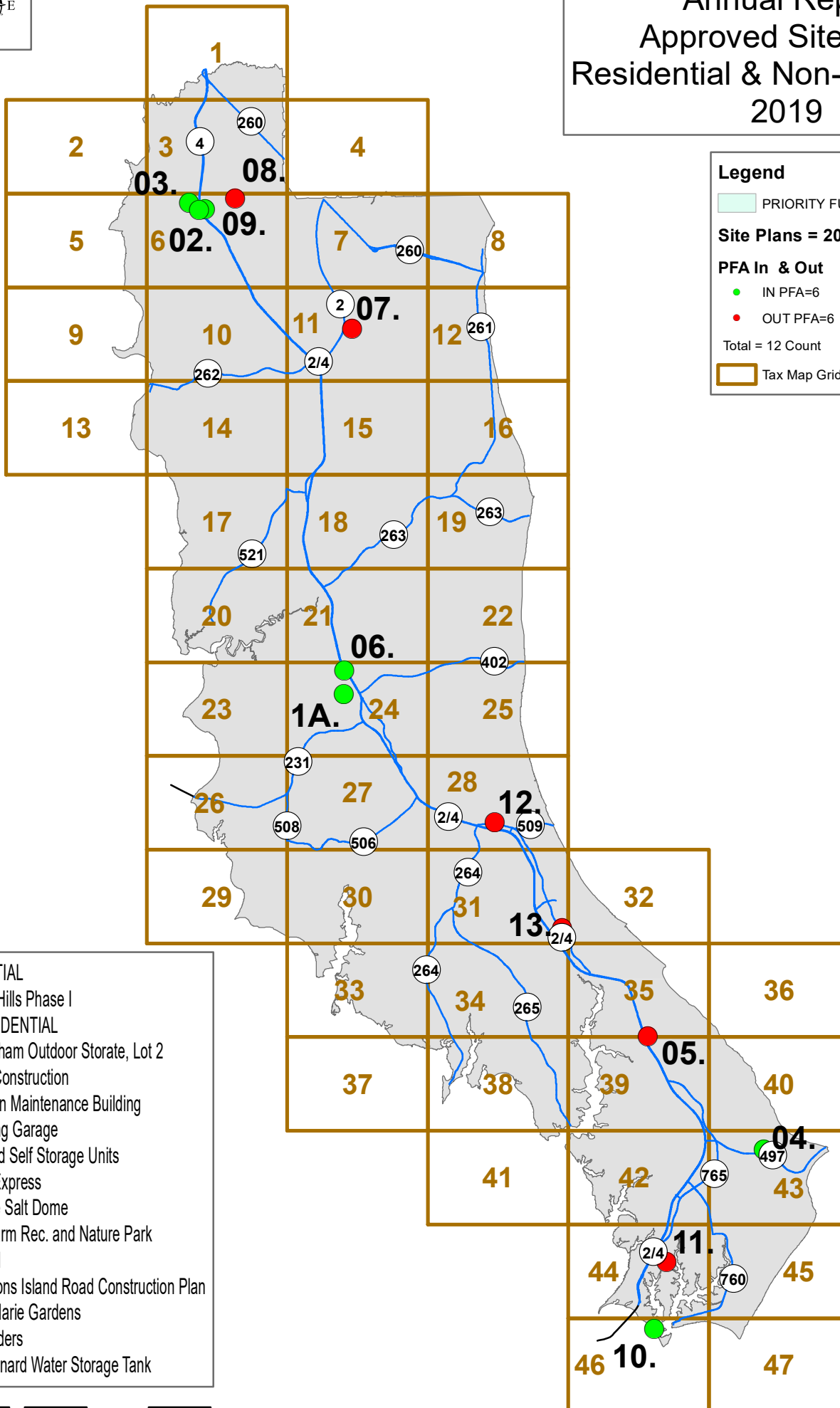
PFA In & Out

● IN PFA=6

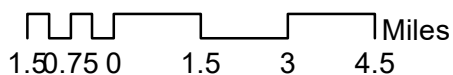
● OUT PFA=6

Total = 12 Count

Tax Map Grid



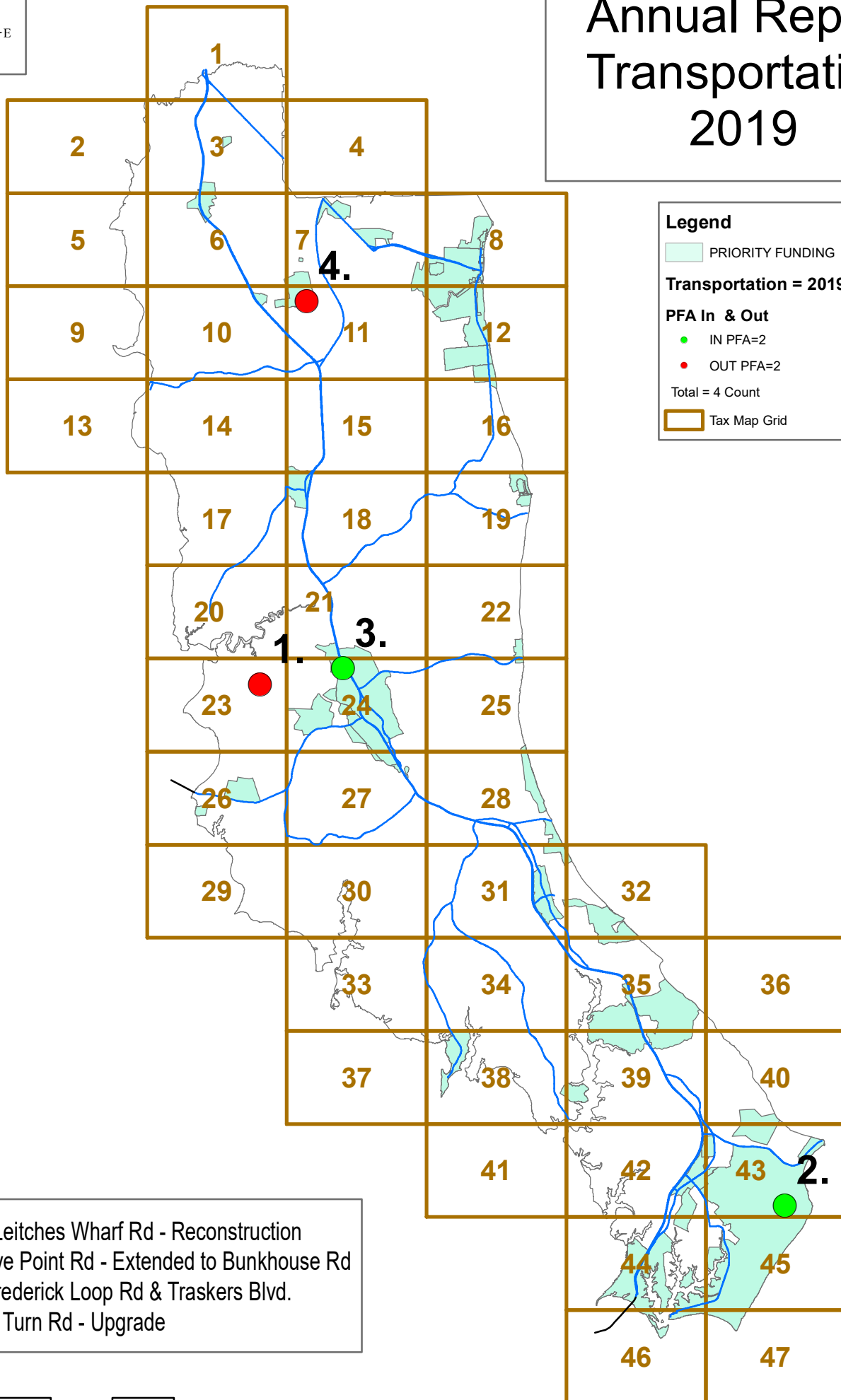
- RESIDENTIAL**
1. Calvert Hills Phase I
- NON-RESIDENTIAL**
2. Buckingham Outdoor Storage, Lot 2
 3. Patriot Construction
 4. Dominion Maintenance Building & Parking Garage
 5. Maryland Self Storage Units
 6. Panda Express
 7. Mt Hope Salt Dome
 8. Ward Farm Rec. and Nature Park
 9. Taco Bell
 10. Solomons Island Road Construction Plan
 11. Anne Marie Gardens
 12. Bartenders
 13. St. Leonard Water Storage Tank



MAP F



Annual Report Transportation 2019



1. Barstow/Leitches Wharf Rd - Reconstruction
2. Little Cove Point Rd - Extended to Bunkhouse Rd
3. Prince Frederick Loop Rd & Traskers Blvd.
4. Skinners Turn Rd - Upgrade

1.5 0.75 0 1.5 3 4.5 Miles



MAP H1

Annual Report Water Projects 2019

Legend

PRIORITY FUNDING

Water Projects = 2019

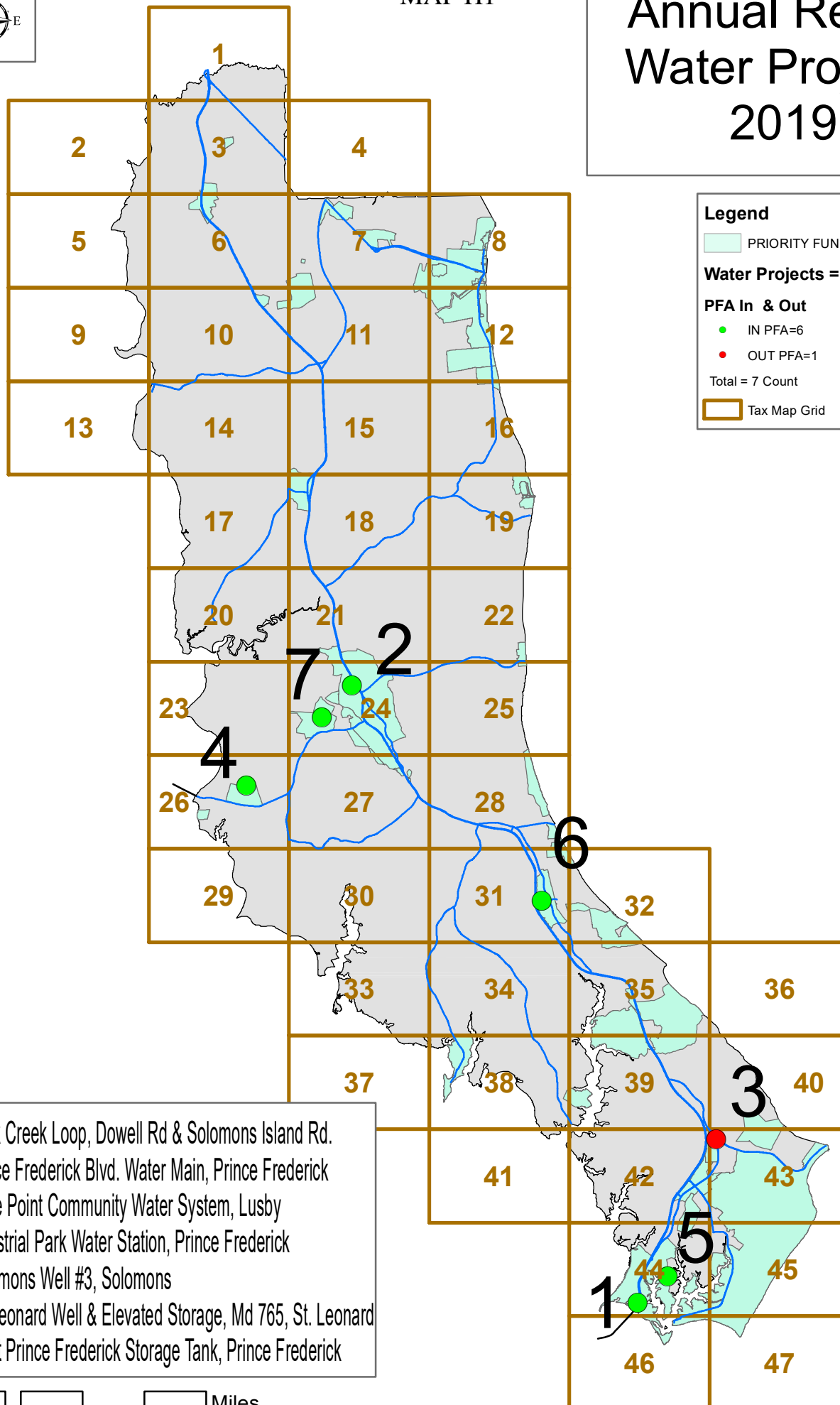
PFA In & Out

IN PFA=6

OUT PFA=1

Total = 7 Count

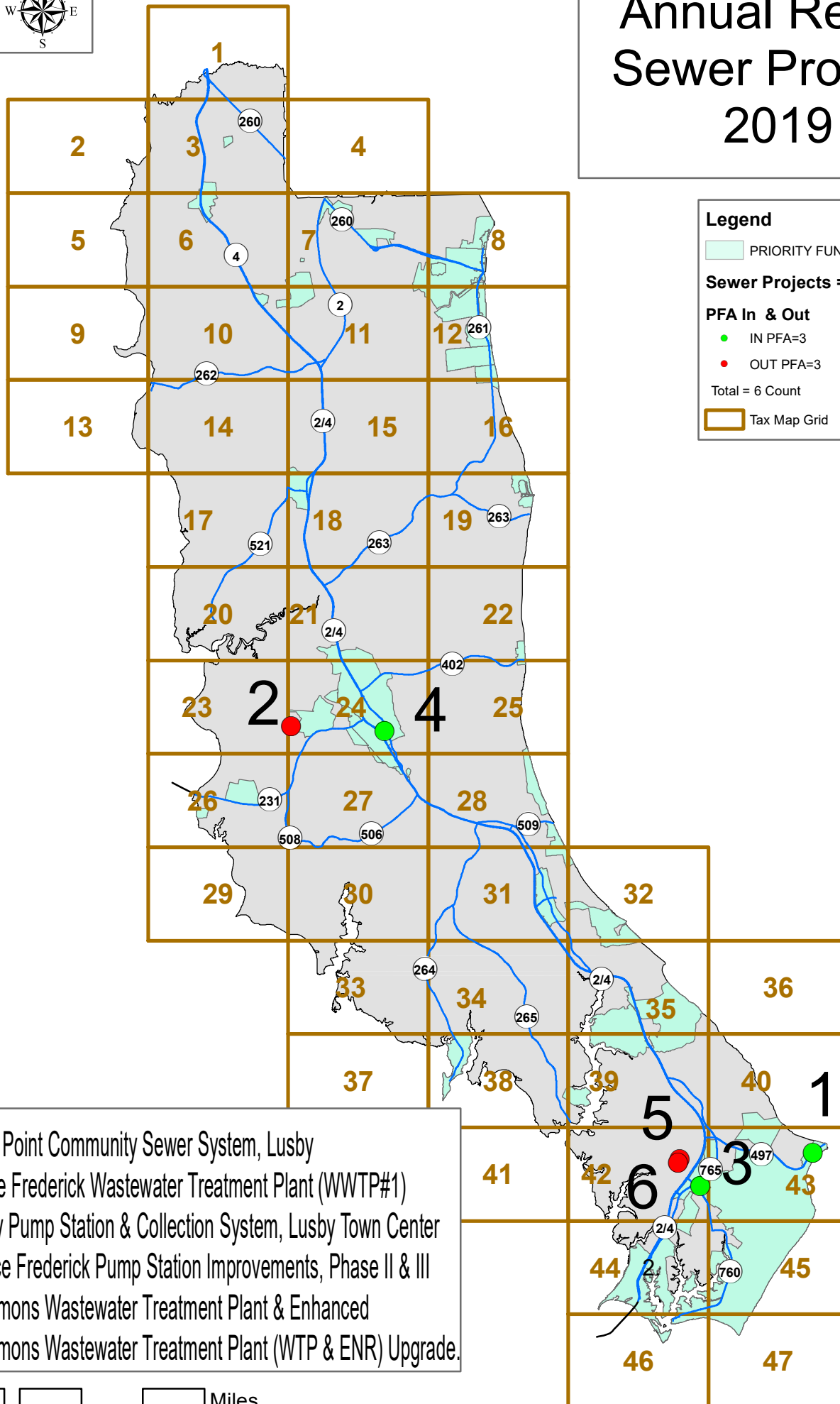
Tax Map Grid



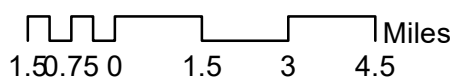
1. Back Creek Loop, Dowell Rd & Solomons Island Rd.
2. Prince Frederick Blvd. Water Main, Prince Frederick
3. Cove Point Community Water System, Lusby
4. Industrial Park Water Station, Prince Frederick
5. Solomons Well #3, Solomons
6. St. Leonard Well & Elevated Storage, Md 765, St. Leonard
7. West Prince Frederick Storage Tank, Prince Frederick

Miles
1.5 0.75 0 1.5 3 4.5

Annual Report Sewer Projects 2019



1. Cove Point Community Sewer System, Lusby
2. Prince Frederick Wastewater Treatment Plant (WWTP#1)
3. Lusby Pump Station & Collection System, Lusby Town Center
- 4.. Prince Frederick Pump Station Improvements, Phase II & III
- 5.. Solomons Wastewater Treatment Plant & Enhanced
- 6.. Solomons Wastewater Treatment Plant (WTP & ENR) Upgrade.

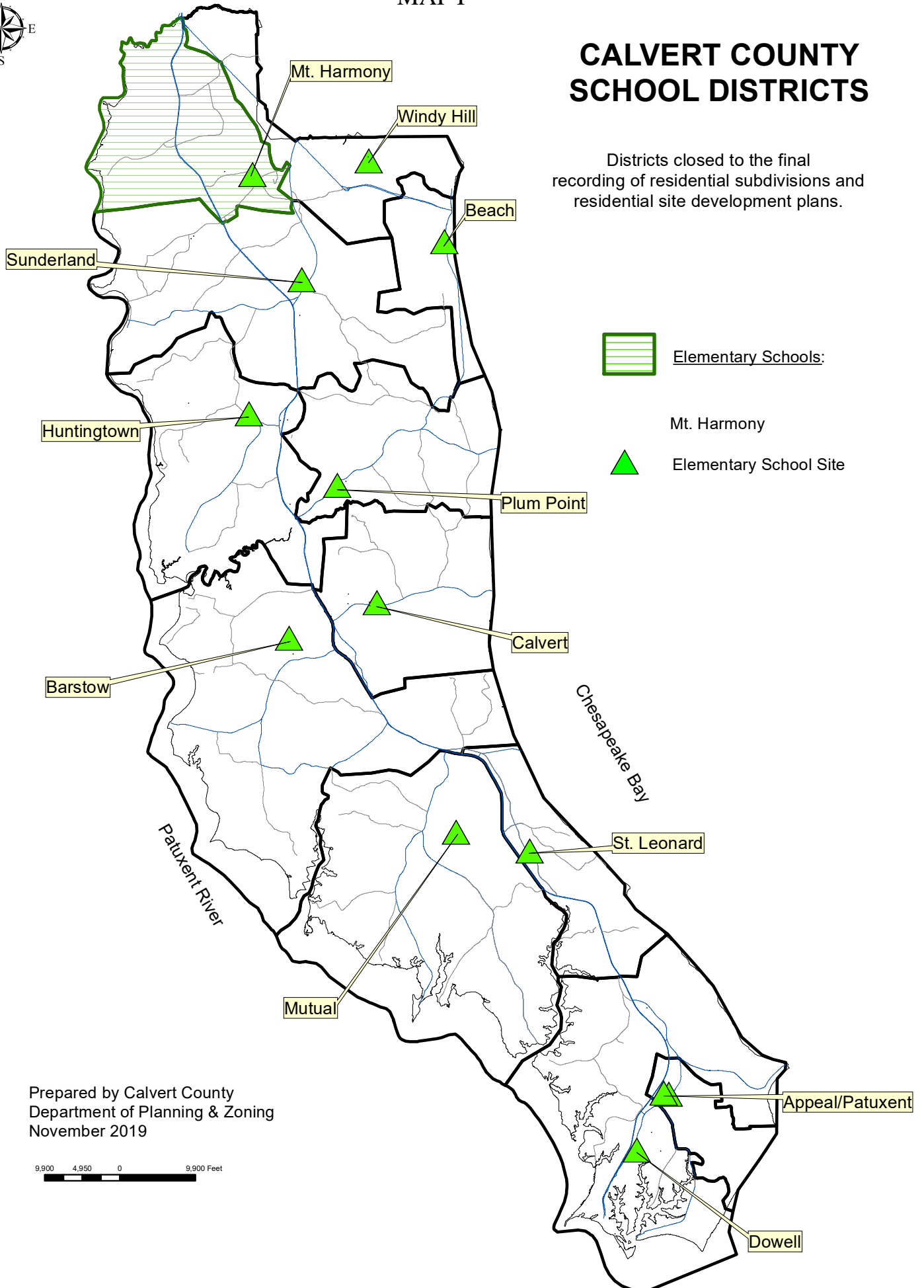




MAP I

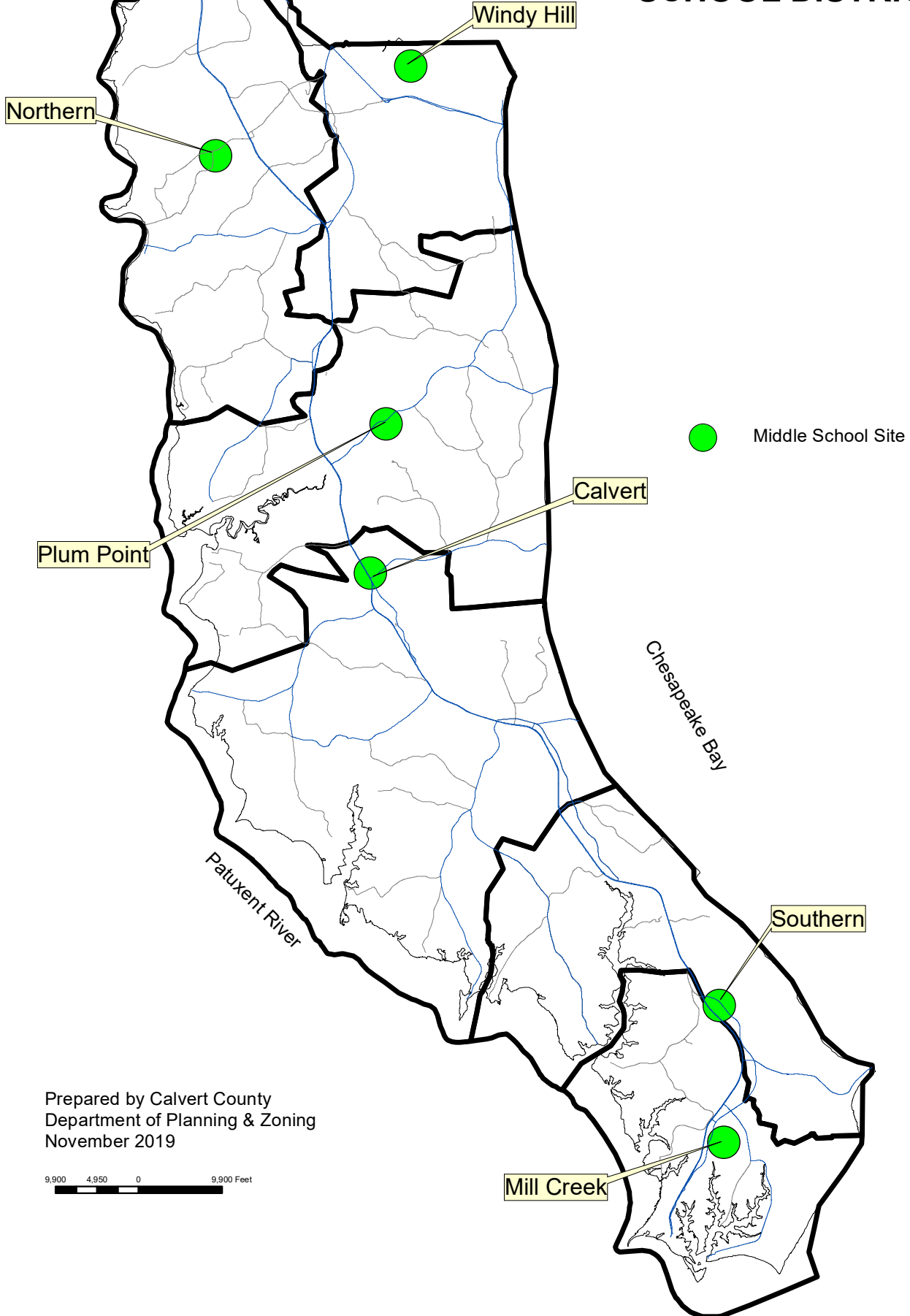
CALVERT COUNTY SCHOOL DISTRICTS

Districts closed to the final recording of residential subdivisions and residential site development plans.



MAP J

CALVERT COUNTY SCHOOL DISTRICTS



Prepared by Calvert County
Department of Planning & Zoning
November 2019



MAP K

CALVERT COUNTY SCHOOL DISTRICTS

Districts closed to the final
recording of residential subdivisions and
residential site development plans.



High Schools:

Northern



High School Sites

NORTHERN HS

HUNTINGTOWN HS

CALVERT HS

PATUXENT HS

Patuxent River

Chesapeake Bay

Prepared by Calvert County
Department of Planning & Zoning
November 2019

9,900 4,950 0 9,900 Feet





MAP L

CALVERT COUNTY SCHOOL DISTRICTS

Districts closed to the final
recording of residential subdivisions and
residential site development plans.



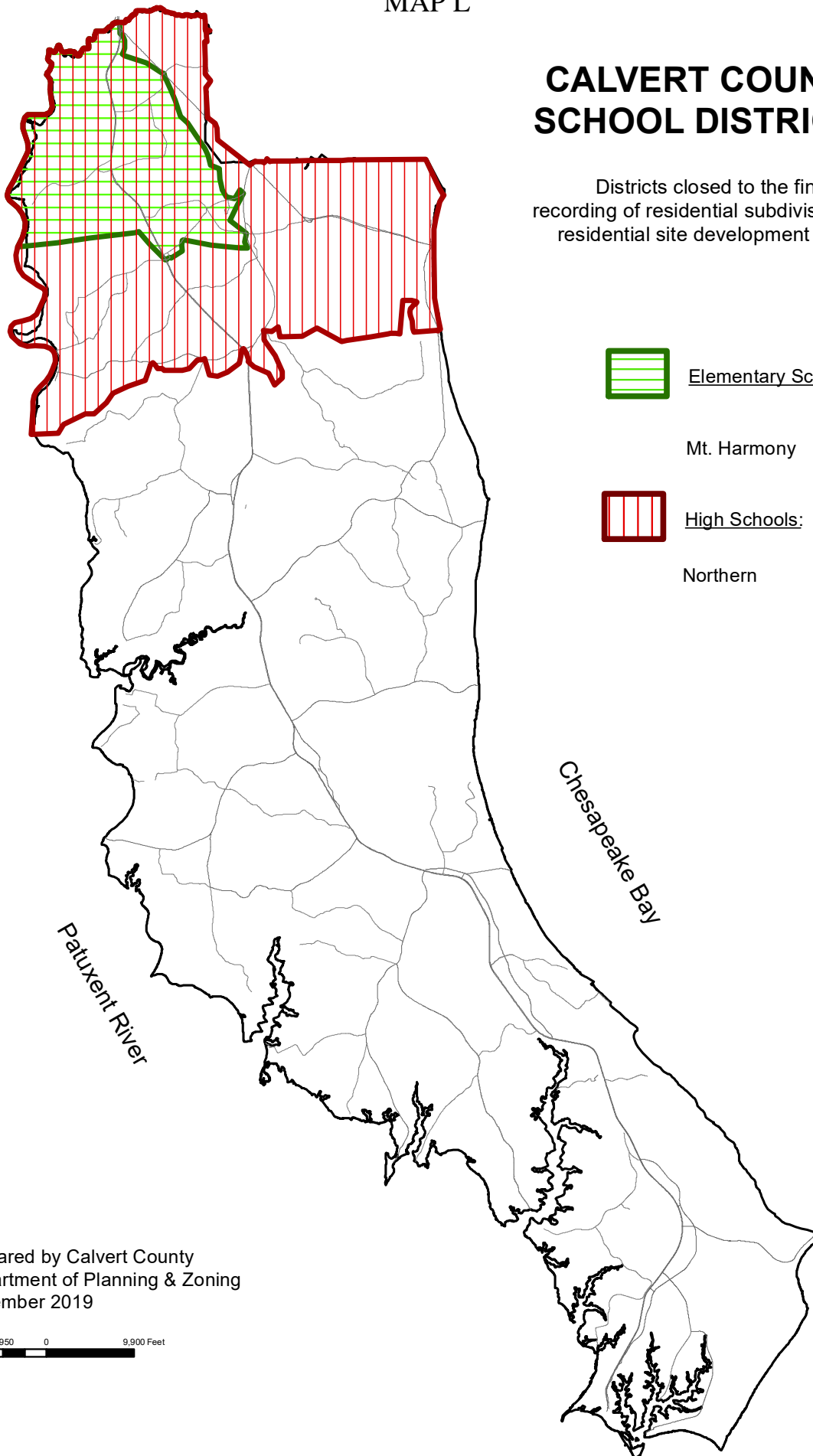
Elementary Schools:

Mt. Harmony



High Schools:

Northern



Prepared by Calvert County
Department of Planning & Zoning
November 2019

9,900 4,950 0 9,900 Feet